

**TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
BLIGHT PREVENTION APPEALS BOARD**

A meeting of the **Blight Prevention Appeals Board** was held on May 15, 2012, at 7:00 PM at the North Haven Town Hall, 18 Church Street on the First Floor in Conference Room #3 across from the Town Clerk's Office.

MEMBERS PRESENT:

Theresa Ranciato-Viele, Chairman
Lynn Fredricksen, Vice Chairman
Robin Clark, Secretary

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Lynn Sadosky, Director of Public Works
Jennifer Coppola, Esquire
MaryLee Rydzewski, Stenographer
Lara Oakes-Andrews, Clerk

Theresa Ranciato-Viele, Chairman, called the meeting to order at 7:01. She introduced the Board and others present.

The first appeal was read into the record by the Secretary:

On appeal by the property owner(s) of 53 Susan Lane to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated March 21, 2012.

Elio Floriano, Blight Prevention Officer, was sworn in by the Stenographer to discuss evidence of blight at the above location.

Theresa Ranciato-Viele, asked if anyone else wanted to speak.

Joshua Lidsky, owner of 53 Susan Lane, was sworn in by the Stenographer. Mr. Lidsky agreed that the unfinished addition constitutes blight but requested an extension of six (6) months time to correct the issues. He also stated that he disagreed that the rabbit cage is blight.

Lynn Sadosky, Director of Public Works, was sworn in by the Stenographer to make a statement. She stated that after a discussion with the Zoning Enforcement Officer, no rabbit was ever approved for that location.

Mr. Lidsky spoke again about the rabbit cage. He had a few questions as to the right of the Blight Officer.

Jennifer Coppola, Esquire addressed the marking of Exhibits and Exhibits were marked including the Complaint, Notice of Violation, correspondence received from Mr. Lidsky, etc.

Mr. Lidsky spoke again.

Theresa Ranciato-Viele, referred him to a copy of the Blight Prevention Ordinance.

Jennifer Coppola, Esquire explained the authority of the Blight Officer.

Elio Floriano clarified information about the rabbit cage.

Joseph Dimartino, Jr. of 10 Papa Lane, North Haven was sworn in by the Stenographer. He spoke about the Zoning Regulations regarding the keeping of animals.

Mr. Lidsky spoke again.

Robin Clark, Secretary, asked if the Board had the ability to grant more time.

Jennifer Coppola, Esquire responded to Ms. Clark, reading into the Record a portion of the Ordinance.

Theresa Ranciato-Viele, Chairman, inquired about assessment of fines per the Ordinance.

Lynn Fredricksen, Vice Chairman, asked a few questions.

Jennifer Coppola, Esquire, read into the Record another portion of the Ordinance.

Lynn Sadosky, Director of Public Works, asked a few questions.

Mr. Lidsky spoke again.

Theresa Ranciato-Viele, moved that a Citation issue against 53 Susan Lane, Lynn Fredricksen, so moved, and Robin Clark, seconded.

After a brief discussion, the Board voted 3-0 that a Citation should issue against 53 Susan Lane:

Theresa Ranciato-Viele: aye Lynn Fredricksen: aye Robin Clark: aye

The second appeal was read into the Record by the Secretary:

On appeal by the property owner(s) of 263 Maple Avenue to the Blight Prevention Appeals Board of the Notice of Violation issued by the Blight Prevention Officer dated April 3, 2012.

Elio Floriano, Blight Prevention Officer, discussed evidence of blight at the above location.

Jennifer Coppola, Esquire again addressed the marking of Exhibits and Exhibits were marked including the Complaint, Notice of Violation, correspondence received from Mrs. Delorenzo, etc.

Donna Delorenzo, owner of 263 Maple Avenue, was sworn in by the Stenographer to make a statement. She read her appeal letter into the record and submitted nine (9) pictures into the record as “Exhibit E” to show that she had made progress. One of the vehicles in question is to be removed by the end of May. The other one is now registered.

Lynn Fredricksen asked a few questions.

Ms. Delorenzo spoke again.

Mr. DiMartino spoke, stating that he thinks this property should be fined just as the other one until the blight is gone.

Mr. Lidsky addressed comments made by Mr. DiMartino.

Theresa Ranciato-Viele, moved to close the public hearing, Lynn Fredricksen, so moved, and Robin Clark, seconded.

Lynn Fredricksen stated that the owner appeared to be complying with the request.

Robin Clark agreed.

Theresa Ranciato-Viele stated that special consideration under Section 84-4.G. of the Ordinance for low income is in order, and then made a motion to grant an extension to the property owner of four (4) months to remedy the blighted conditions. Lynn Fredricksen so moved, Robin Clark seconded.

The Board voted 3-0 that a four (4) month extension should be given to the property owner of 263 Maple Avenue to remedy the blighted conditions:

Theresa Ranciato-Viele: aye Lynn Fredricksen: aye Robin Clark: aye

OTHER:

Theresa Ranciato-Viele asked if any changes were made to the next portion of the Agenda.

Elio Floriano stated that 102 Middletown Avenue should be removed from the Agenda as the blighted conditions had been remedied. Also, the owner of the property advised the Town that he was seeking State assistance through a grant program to clean up the property.

Theresa Ranciato-Viele called for the next item on the Agenda to be discussed:

1. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 10 Ball Road, North Haven.

Elio Floriano read the complaint for 10 Ball Road, and stated that even though there had been correspondence from the owner, no progress to clean up the site had been made.

Lynn Fredricksen stated noted that there are spray painted letters “D-E-M-O” on multiple windows and the front door and overgrown vegetation at the property.

Theresa Ranciato-Viele stated she had seen the spray painted letters as well.

Theresa Ranciato-Viele called for the next item on the Agenda to be discussed:

3. To consider and act upon the recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 12 Montowese Avenue, North Haven.

Elio Floriano read the complaint for 12 Montowese Avenue. There has been no correspondence from the owner and no progress has been made to clean up the site.

Robin Clark made a motion to issue a Citation against 10 Ball Road.

Lynn Fredricksen seconded the motion.

The Board voted 3-0 that a Citation should issue against 10 Ball Road:

Theresa Ranciato-Viele: aye Lynn Fredricksen: aye Robin Clark: aye

Lynn Fredricksen made a motion to issue a Citation against 12 Montowese Avenue.

Robin Clark seconded the motion.

The Board voted 3-0 that a Citation should issue against 12 Montowese Avenue:

Theresa Ranciato-Viele: aye Lynn Fredricksen: aye Robin Clark: aye

MINUTES:

A motion was made to approve the Minutes from the Meeting held on March 7, 2012. The Board voted 3-0 to approve the Minutes:

Theresa Ranciato-Viele: aye Lynn Fredricksen: aye Robin Clark: aye

ADJOURNMENT:

There being no further business, Robin Clark moved to adjourn the meeting. Lynn Fredricksen seconded the Motion to Adjourn. The meeting was adjourned at 8:12 PM.